

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2025-30089

Issued out of the Court of Common Pleas of Butler County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Government Center in the Butler of Butler County of Butler, Commonwealth of Pennsylvania on:

**FRIDAY, JULY 18, 2025**  
**AT 11:00 O'CLOCK A.M.**

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL that certain piece, parcel or lot of land situate in the Borough of Petrolia, County of Butler, and Commonwealth of Pennsylvania, being the Southern part of Lot No. 29 in the Unrecorded Jamison Farm Plan of Lots dated April 1936, and being bounded and described as follows:

BEGINNING at the Northwest corner of the lot herein described, at the Eastern edge of a 40 foot street, at line of lands of Charles E. Wigton, et ux.; thence by said lands of Charles E. Wigton, et ux.: South 86 degrees 55 minutes East, 103.38 feet to a stake; thence South 12 degrees West, 45.1 feet to a stake; thence North 86 Degrees 55 Minutes West, a distance of 110 feet to a stake on the East side of said 40 foot street; thence North 7 degrees 5 minutes East and running along said street, a distance of 31.18 feet to a stake; thence North 31 Degrees 57 Minutes East and running along said street, a distance of 24.30 feet to the place of beginning.

BEING KNOWN AS: 103 TAYLOR STREET, PETROLIA, PA 16050

PROPERTY ID NUMBER: 470-S1-A34

BEING THE SAME PREMISES WHICH ALFRED ANGIOLIERI AND JANICE KAY ANGIOLIERI, FORMERLY KNOWN AS JANICE KAY MICHAEL HUSBAND AND WIFE BY DEED DATED 9/28/2010 AND RECORDED 10/1/2010 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK rNSTRUMENT NO.: 201010010022408 GRANTED AND CONVEYED UNTO RONALD PAGE.

PROPERTY ADDRESS: 103 TAYLOR STREET, PETROLIA, PA 16050

UPI / TAX PARCEL NUMBER: 470-S1-A34

Seized and taken into execution to be sold as the property of RONALD PAGE in suit of LAKEVIEW LOAN SERVICING, LLC.

**TERMS OF SALE:** As soon as the property is sold to a third party purchaser, ten percent (10%) of the purchased price shall be paid to the SHERIFF, otherwise the sale is considered null and void, and the property will be resold. The remainder of the unpaid balance is to be paid within Three (3) days, otherwise all money previously paid will be forfeited and the property will be resold at risk of the original bidder.

Attorney for the Plaintiff:  
KML LAW GROUP, P.C.  
PHILADELPHIA, PA 866-413-2311

**MICHAEL T. SLUPE, Sheriff**  
**BUTLER COUNTY, Pennsylvania**